

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 FAIRFIELD CRESCENT DIGGERS REST VIC 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$328,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 HERO STREET DIGGERS REST VIC 3427	\$780,000	30-Sep-22
9 HERO STREET DIGGERS REST VIC 3427	\$795,000	12-Dec-22
19 HERO STREET DIGGERS REST VIC 3427	\$830,000	29-Aug-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 January 2023

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## 6 HERO STREET DIGGERS REST VIC 3427

4 2 2

Sold Price **\$780,000** Sold Date **30-Sep-22**

Distance **1.02km**



## 9 HERO STREET DIGGERS REST VIC 3427

4 2 2

Sold Price <sup>RS</sup> **\$795,000** Sold Date **12-Dec-22**

Distance **1.02km**



## 19 HERO STREET DIGGERS REST VIC 3427

4 2 2

Sold Price **\$830,000** Sold Date **29-Aug-22**

Distance **1.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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